



## Willow Vale, Shepherds Bush, W12 £750,000, Freehold



A unique gated development of 4 new build, Eco-friendly mews properties each with off street parking and PodPoint electric car charging points.



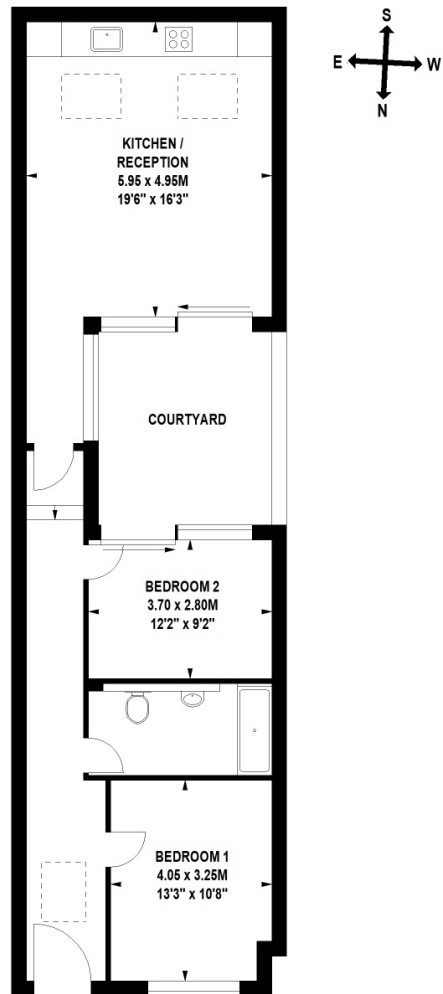


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		80	80
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		81	81
England, Scotland & Wales			
EU Directive 2002/91/EC			

## Willow Mews, W12

Approximate Gross Internal Area 79 sq m / 850 sq ft



### Ground Floor

#### Measurements taken from development brochure

Floor Plan produced for Finlay Brewer by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.

Finlay Brewer give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

A unique gated development of 4 new build, Eco-friendly mews properties each with off street parking and PodPoint electric car charging points. There are two 3 bedroom 2 bathroom houses with private gardens and balconies, and two 2 bedroom 1 bathroom ground floor apartments each with inner courtyards and green Sedum roofs. The two-storey houses have vaulted ceilings, whilst all four properties have electric opening roof lights with an automatic rain-activated closing mechanism and all have underfloor heating; Neff integrated cooking appliances; Baumatic washer and dryer; extensive storage and built-in wardrobes. The properties are fully wired for networks with TV and data (Cat 6 sockets in all rooms) and set within a secure gated environment with CCTV entry controls. These are fabulous new built homes ready to move into without further expense – an early viewing is recommended!